

SEPP 1 Returns
Quarter for 1 October 2013 to 31 December 2013

Council DA reference number	Lot number	DP number	Apartment/Unit number	Street number	Street name	Suburb/Town	Postcode	Category of development	Environmental planning instrument	Zoning of land	Development standard to be varied	Justification of variation	Extent of variation	Concurring authority	Date DA Determined dd/mm/yyyy
DA/707/2013	63	808406		7	Yeramba Crescent	Berowra	2081	New - Dwelling-house	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 15 - Floor Space Ratio	Clause 15 of the HSLEP prescribes a maximum floor space ratio of 0.4:1 within the Residential A (Low Density) zone and the proposal would have an FSR of 0.437:1. The proposal would not create any adverse impacts to the adjoining properties or the environment and would be in keeping with the bulk and scale of surrounding developments. Furthermore, the proposed floor area complies with the maximum floor area under the NSW Housing Code.	<10%	Assume concurrence of the DG of Department of Planning and Infrastructure	3/10/2013
DA/791/2013	2	1183117		495A	Galston Road	Dural	2158	New - Dwelling-house	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 15 - Floor Space Ratio	Clause 15 of the HSLEP prescribes a maximum floor space ratio of 0.4:1 within the Residential A (Low Density) zone and the proposal would have an FSR of 0.428:1. The proposal would be keeping with the bulk and scale of surrounding developments and would have any adverse impacts to the adjoining properties.	<10%	Assume concurrence of the DG of Department of Planning and Infrastructure	3/10/2013
DA/856/2013	107	1014761		13	Kingscott Place	Castle Hill	2153	Alterations and additions	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 15 - Floor Space Ratio	Clause 15 of the HSLEP prescribes a maximum floor space ratio of 0.4:1 within the Residential A (Low Density) zone and the proposal would have an FSR of 0.427:1. The proposal would not create any adverse impacts to the adjoining properties or the environment and would be in keeping with the bulk and scale of surrounding developments. Furthermore, the proposed floor area complies with the maximum floor area under the NSW Housing Code.	<10%	Assume concurrence of the DG of Department of Planning and Infrastructure	3/10/2013
DA/264/2013	40	372101		20	Cecil Avenue	Pennant Hills	2120	Alterations and additions	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 15 - Floor Space Ratio	Clause 15 of the HSLEP prescribes a maximum floor space ratio of 0.4:1 within the Residential A (Low Density) zone and the proposal would have an FSR of 0.43:1. The proposal would be in keeping with the bulk and scale of surrounding development. Furthermore, the proposed floor area would comply with the maximum floor area under the NSW Housing Code.	<10%	Assume concurrence of the DG of Department of Planning and Infrastructure	17/10/2013
DA/498/2013	2	1168541		1B	Mary Street	Beecroft	2119	New dwelling-house	Hornsby Shire Local Environmental Plan 1994	Residential AS (Low Density - Sensitive Lands)	Clause 15 - Floor Space Ratio	Clause 15 of the HSLEP prescribes a maximum floor space ratio of 0.4:1 within the Residential A (Low Density) zone and the proposal would have an FSR of 0.46:1. The proposal would not create any adverse impacts to the adjoining properties or the environment and would be in keeping with the bulk and scale of surrounding developments. Furthermore, the proposed floor area complies with the maximum floor area under the NSW Housing Code.	>10%	Seek the concurrence of the DG of Department of Planning and Infrastructure	20/11/2013
DA/440/2013	777	752053		8	Flora Avenue	Mount Colah		New dwelling-houses	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 15 - Floor Space Ratio	Clause 15 of the HSLEP prescribes a maximum floor space ratio of 0.4:1 within the Residential A (Low Density) zone and the proposed floor space ratio for Dwelling 8a is 0.57:1 and the proposed floor space ratio for Dwelling 8b is 0.44:1. The proposal would not create any adverse impacts to the adjoining properties or the environment and would be in keeping with the bulk and scale of surrounding developments. Furthermore, the proposed floor area complies with the maximum floor area under the NSW Housing Code.	>10%	Seek the concurrence of the DG of Department of Planning and Infrastructure	20/11/2013
DA/783/2013	37	31170		30	Hanover Avenue	Epping	2121	New dwelling-house	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 15 - Floor Space Ratio	Clause 15 of the HSLEP prescribes a maximum floor space ratio of 0.4:1 within the Residential A (Low Density) zone and the proposal would have an FSR of 0.45:1. The proposal would not create any adverse impacts to the adjoining properties or the environment and would be in keeping with the bulk and scale of surrounding developments. Furthermore, the proposed floor area complies with the maximum floor area under the NSW Housing Code.	>10%	Seek the concurrence of the DG of Department of Planning and Infrastructure	18/12/2013

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DA/1003/2013	6	270704		37	Millstream Grove	Dural	2158	New dwelling-house	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 15 - Floor Space Ratio	Clause 15 of the HSLEP prescribes a maximum floor space ratio of 0.4:1 within the Residential A (Low Density) zone and the proposal would have an FSR of 0.63:1. The proposal would not create any adverse impacts to the adjoining properties or the environment and would be in keeping with the bulk and scale of surrounding developments. Furthermore, the proposed floor area complies with the maximum floor area under the <i>NSW Housing Code</i> .	>10%	Seek the concurrence of the DG of Department of Planning and Infrastructure	18/12/2013
DA/712/2013	31	13079		7	Britannia Street	Pennant Hills	2120	Alterations and additions	Hornsby Shire Local Environmental Plan 1994	Residential A (Low Density)	Clause 15 - Floor Space Ratio	Clause 15 of the HSLEP prescribes a maximum floor space ratio of 0.4:1 within the Residential A (Low Density) zone and the proposal would have an FSR of 0.46:1. The proposal would not create any adverse impacts to the adjoining properties or the environment and would be in keeping with the bulk and scale of surrounding developments. Furthermore, the proposed floor area complies with the maximum floor area under the <i>NSW Housing Code</i> .	>10%	Seek the concurrence of the DG of Department of Planning and Infrastructure	18/12/2013